IN THE MATTER OF COUNTY BOARD OF APPEALS THE APPLICATION OF ROBERT A. KNOLL FOR A SPECIAL HEARING ON PROPERTY LOCATED ON THE NORTHWEST SIDE OF : YURKWAY, 381' C/1 LEEWAY BALTIMORE COUNTY (2520 YORKWAY) 12th ELECTION DISTRICT CASE NO. 88-342-SPH

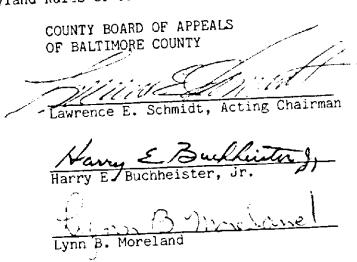
OPINION

This case comes before the Board on appeal from a denial of the Petition for Special Hearing by the Zoning Commissioner dated March 17, 1988.

The record will indicate that the case was called at 10:25 a.m. on the assigned date. Mr. Robert A. Knoll, the Appellant /Petitioner, was not present, nor were there any protestants nor other interested parties present. The Board has had no communications with Mr. Knoll regarding his absence. There were no attorneys present.

Under these circumstances, the Board will dismiss the appeal for lack of appearance and will so order.

It is therefore this 29th day of November, 1988 by the County Board of Appeals of Baltimore County ORDERED that the appeal taken in Case No. 88-342-SPH be and the same is DISMISSED due to lack of appearance. Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.



IN RE: PETITION FOR SPECIAL HEARING BEFORE THE NW/S YORKWAY, 381'+ c/l Leeway CONING COMMISSIONER (2520 Yorkway) 12th Election District OF BAUTIMORE COUNTY 7th Councilmanic District Case No. te-142-SPH Robert A. Knoll

Petitioner

FINDINGS OF FACT AND CONCLUSIONS OF LAW

* * * * * * * * * *

The Petitioner herein has filed a Petition for Special Hearing to approve the building located at 2520 Yorkway as a nonconforming use for six (6)

The Petitioner appeared and testified and provided the affidavit of Clarence J. Fox as Petitioner's Exhibit 2. There were no Protestants.

The evidence presented by the Petitioner tends to indicate that an apartment building has existed since 1950 on the property known as 2520 Yorkway in the Dundalk section of Baltimore County. The property is improved with a two story brick building, including a basement. There are currently six apartments in the structure. There is no definitive evidence in the record to indicate the six apartments that are currently in the building have been in existence the requisite period of time, nor is there any evidence that each and every one of the six apartments have been continuously occupied, without interruptions, for more than one year. Likewise, there is no evidence that the apartment building was established prior to 1945.

Pursuant to the advertising, posting of the property and the hearing held on the Petition and for the reasons given above, the Petition for Special Hearing should be denied.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17 day of MARCH, 1933 that the approval for nonconforming use of six apartments located at 2520 Yorkway, pursuant to the Petition for Special Rearing, be and is hereby DENED, from and after the date of this Order.

BALTIMORE COUNTY

cc:Peoples Counsel

TOWSON, MD., 19.22 THIS IS TO CERTIFY, that the annexed advertisement was

Date of return: 7/19/87

ZONING DEPARTMENT OF BALTIMORE COUNTY 27-3472. SPIT

Location of property: NW/S /w/w/og, 381.4/1.w.c.

\$32.18

Location of Signe Lac Cong fortier fortier of fire of for no divery or

NOTICE OF HEARING Zoning Act and Regula ons of Balti-more County, will haid a public DATE/TIME: Tuesday, March 8; 1988 at 11:00 a.m. *FOR SNOW DATE CALL 494-3391* cated at 2520 Yorkway nonconform ing use for 6 apartménts. In the event that this Petition i granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of

said permit during this period for good cause shown. Such request must be in writing and received in his office by the date of the hearing

set above or presented at the hear-

J. ROBERT HAINES Zoning Commissioner of Baltimore County

Baltimore County

494-3353

J. Robert Haines

Zoning Commissioner

Office of Planning & Zoning

Avenue in Towson, Maryland as follows:

Petitioner: Robert A. Knoll

ing use for 6 apartments.

Case number: 88-342-SPH Petition for Special Hearing NW/S Yorkway, 381'± c/1 Leeway

(2520 Yorkway)

Towson, Maryland 21204

and published in Towson, Baltimore County, Md., appearing on THE JEFFERSONIAN,

published in THE JEFFERSONIAN, a weekly newspaper printed

CERTIFICATE OF PUBLICATION

Musan Manding Defined t

PETITION FOR SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Baltimore County Zoning Regulations, to determine whether or not the Zoning Commissioner and for Deputy Zoning Commissioner should approve the Zoning Commissioner and for Deputy Zoning Commissioner should approve ther or not the Zoning Commissioner and/or Deputy Zoning Commissioner should approve _____ The building located at 2520 Yorkway nonconforming use for

Property is to be losted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of the above Special Hearing advertising, posting, etc., upon filing of this Petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I we are the legal owner(s) of the property which is the subject of this Petition.

ontract Purchaser:	Legal Owner(s):	<u></u>
	Robert A. Knoll	E. D
	(Type dr Print Name)	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
(Type or Print Name)	Colysta Inoll	DATE
	Signature	200
5:g		1000
	(Type or Print Name)	DP
7.5		
	Signature	
City and State		
Attorney for Petitioner:	2910 Berwick Ave. 42	26-3337
	Address	Phone No.
(Type or Print Name)	Baltimore, MD 21234	
	City and State	
Signature	- and number of 1	legal owner, con-
	Name, address and I hone humber of tract purchaser or representative to	be contacted
Address		
	Name	
City and State		
Attorney's Telephone No.:	Address	Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this ______day of Macamber, 19-17, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore gat day of March, 1988, at 11 o'clock

Zoning Commissioner of Baltimore County. ESTIMATED LENGTH OF HEARING AVAILABLE FOR HEARING
AVAILABLE FOR HEARING
TUES./WED. - NEXT TWO MONTHS

SCHEDULE "A"

BEGINNING FOR THE SAME at a point on the southwesterly line of Yorkway as now laid out distant 381-42/100 feet northwesterly measured along the said southwesterly line of Yorkway from the northwesterly line of Leeway as now laid out 60 feet wide all as shown on a Plat entitled, "Plat 4 of Dundalk", dated April, 1940 filed among the Land Records of Baltimore County in Liber CWB, Jr. No. 12 folio 63, and running thence South 35 degrees 53 minutes 53 seconds West 113-73/100 feet part of which distance is intended to be along the center line of a party wall to intersect the northeasterly line of a 14 foot alley as shown on said Plat, thence binding on the northeasterly line of said alley north 51 degrees 6 minutes 49 seconds west 59-44/100 feet, thence north 34 degrees 49 minutes 6 seconds east 110-23/100 feet to intersect the said southwesterly of Yorkway, thence southeasterly binding on the said southwesterly line of Yorkway on a curve to the right with a radius of 14,254/100 feet for a distance of 61-45/100 feet to the place of beginning.

The improvements thereon being known as No. 2520 Yorkway.

- 2 -

EALTIMORE COUNTY, MARYLAND FICE OF FINANCE - REVENUE DIVISION

permit may be issued within

OF

CERT

Dennis F. Rasmussen

oner will, however, entertain

during this period for good

ved in this office by the date

MISCELLANEOUS CASH RECEIPT

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake

MARCH 8, 1988 at 11:00 a.m.

Special Hearing: The building located at 2520 Yorkway nonconform-

12th Election District - 7th Councilmanic District

VALIDATION OR SIGNATURE OF CASHIER

Ji RobeA Haines Zoning Commissioner of Baltonole County

Dear MR. Haines:

I am writing to request a hearing to appeal your decision.

At the hearing you in formed me a retter would be sent

to my address in dicating your decision on case NO. 88-342-St.

If the decision was unfavorable I would have 30 days to file

I never received your letter and I did not think any—
thing was away unit I went to a neighbor's party. I hourd
Several of the neighbors complain about the children who were
cought taking people's mail from their box.
I called your office and spoke to MRS. Novak who told
me a denial tetter was sent to my address on March 17,
1988. She also explained the 30 days to file the appeal had an appeal.

According to the neighbors, the date the denial letter was mailed coincides to the children taking the mail. Under these mailed coincides to the children taking the mail. Under these CITCL MStances I he BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION No. 50202

MISCELLANEOUS CASH RECEIPT

Barrell Barrel

VALIDATION OR SIGNATURE OF CASHIER

appeal.

284-6558

FOR PURCON FILLING TOSTING TEEL IN GIRLSTY

Baltimore County Zoning Commissioner Office of Planning & Zoning

Towson, Maryland 21204

J. Robert Haines Zoning Commissioner

494-3353

June 8, 1988

Baltimore County Board of Appeals Old Courthouse, Room #205 Towson, Maryland 21204

RE: Petition for Special Hearing NW/S Yorkway, 381' c/1 Leeway (2520 Yorkway) 12th Election District, 7th Councilmanic District Robert A. Knoll - Petitioner Case No. 88-342-SPH

ease be advised that an appeal of the above-referenced case was this office on May 4, 1988 by Robert A. Knoll - Petitioner see explanation of late filing included in appeal request). All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been someduled. If you have any questions concerning this matter, please do not hesitate to contact this office.

Very truly yours,

Dennis F. Rasmussen

J. ROBERT HAINES Zoning Commissioner

JRH:cer Enclosures

cc: Robert A. Knoll 2910 Berwick Avenue, Balto., Md. 21234

People's Counsel of Baltimore County Rm. 223, Old Courthouse, Towson, Md. 21204 File

Baltimore County Department of Public Works Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204

Dear Mr. Haines:

Mr. J. Robert Haines

Zoning Commissioner

County Office Building

Towson, Maryland 21204

The Bureau of Traffic Engineering has no comments for items number 184, 185, 186, 187, 188, 189, 190, 191, 192, and 193.

Very truly yours, Traffic Engineer Associate II

88-342-SPH

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this day of December . 1987.

Petitioner Robert A. Knoll Petitioner's Attorney

Petition for Special Hearing

Description of Property

Certificate of Posting

Certificate of Publication

Robt. A. Knoll, Petitioner

2910 Berwick Ave. (21234)

Docket Clerk

Arnold Jablon

Wancy West 71, 6

P. David Fields, James Hoswell

Petition for Special Hearing

(2520 Yorkway)

12th Election District - 7th Councilmanic District

Robert A. Knoll - Petitioner

Case No. 88-342-SPH

SPH--Nonconforming use for six (6) apartments.

Entry of Appearance of People's Counsel (None submitted)

2) Affidavit

Notice of Appeal received Robert A. Knoll - Petitioner(** 5-4-6-8)

3) Original Letter from J. Nolan confirming

results of inspection of location.

2910 Berwick Avenue, Balto., Md. 21234

Zoning Plans Advisory Committee Comments

Petitioner's Exhibits: 1) Plat of Property

Zoning Commissioner's Order dated March 17, 1988

J. Robt. Haines, Ann Nastarowicz, J. E. Dyer

Director of Planning & Zoning Comments

NW/S Yorkway, 381' C/2 Leeway

Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

Mr. Robert A. Knoll

2910 Berwick Avenue Baltimore, Maryland 21234 RE: Item No. 188 - Case No. 88-342-SPH

Dear Mr. Knoll:

Bureau of

Department of Traffic Engineering Health Department Project Planning Building Department Board of Education

Zoning Administration

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Petitioner: Robert A. Knoll

Petition for Special Hearing

February 25, 1988

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Zoning Plans Advisory Committee

JED:kkb Enclosures

Baltimore County Fire Department Towson, Maryland 21204-2586 494-4500

Paul H. Reincke Chief

December 9, 1987

J. Robert Haines Zoning Cormissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204

Dennis F. Rasmussen

Re: Property Owner: Robert A. Knoll

Location: NW/S Yorkway, 381' +- c/1 Leeway

Zoning Agenda: Meeting of 12/1/87 Item No.: 188

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals or ____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The shicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the

Fire Prevention Code prior to occupancy or beginning of operation. ($_{\rm X}$) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition

() 6. Site plans are approved, as drawn.

() 7. The Fire Prevention Bureau has no comments at this time.

Ug 12-10-87 Approved:

Special Inspection Division

County Board of Appeals of Baltimore County

HINDER EXPLOSE ROOM 315, County Office Building Towson, Margiand 21204 (301) 494-3180 September 7, 1988

Fire Prevention Bureau

11/87

NOTICE OF POSTPONEMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNIFS IN FULL COMPLIANCE WITH RULE 2(c). COUNTY UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 88-342-SPH

ROBERT A. KNGLL NW/s Yorkway, 381' c/l Leeway (2520 Yorkway) 12th Election District

SPH -Nonconforming use -six apartments 3/17/88 -Z.C.'s Order - that Petition for Special Hearing for nonconforming

use for six apartments is DENIED. which had been scheduled for hearing on Tuesday, September 20, 1988 has been POSTPONED at the request of the Appellant /Petitioner who will be out of town for business reasons on that date. The Board will reset for hearing and will notify all involved parties at that time of the reassigned hearing

cc: Robert Enoll P. David Fields

Appellant /Petitioner

Fat Keller J. Rotert Haines Ann M. Wastarowicz

Fares S. tyen lorker Clerk -Zoning Arnold Jablen, County Attorney

Robert A. Knoll - Petitioner 2910 Berwick Avenue, Balto., Md. 21234 People's Counsel of Baltimore County

Petition for Special Hearing Case No.: 88-342-SPH

Rm. 223, Old Courthouse, Towson, Md. 21204

Request Notification: P. David Fields, Director of Planning & Zoning James Hoswell, Office of Planning & Zoning

J. Robert Haines, Zoning Commissioner Ann M. Nastarowicz, Deputy Zoning Commissioner James E. Dyer, Zoning Supervisor Docket Clark

Hathleen C. Writenharmer Administrative Secretary

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 J. Robert Haines Zoning Commissioner

Dennis F. Rasmussen

March 15, 1988

Baltimore, Maryland 21234

Re: Petition for Special Hearing Case No. 88-342 SPH

Mr. Robert A. Knoll

2910 Berwick Avenue

Pursuant to the recent hearing held on the subject case, please be advised that the Petition for Special Hearing has been Denied. If you have any questions, concerning this matter, please do not hesitate to contact this office.

> Very truly yours, J. Robert Asines J. ROBERT HAINES ZONING COMMISSIONER

Zoning Commissioner Office of Planning & Zoning 494-3353

J. Robert Haines
Zoning Commissioner

December 14, 1987

Mr. Robert A. Knoll 2910 Berwick Avenue Baltimore, Maryland 21234

RE: Robert A. Knoll NW/S Yorkway, 381' + c/1 of Leeway (2520 Yorkway) Petition for Special Hearing Case No. 88-342-SPH

Dear Mr. Knoll:

Please be advised that \(\frac{1}{2} \) is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign(s) from the property from the time it posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Balt; ore County, Maryland and forward to the Zoning Office, County Office Building, Room 113, Towson, Maryland 21204.

Very truly yours,

J. ROBERT HAINES Baltimore County

March 8, 1988

Re: 2520 Yorkway

This will confirm our conversation of March 8, 1988 concerning the

results of our inspections at the referenced location. Please be advised

1. Minor exterior trim painting has not been completed and I would

not expect this work to be completed until May 15, 1988 because

The basement apartment escape windows have not been enlarged to meet Baltimore County Code requirements and again this work cannot be

3. The exterior front door of this building will be replaced and will

My October 27, 1987 letter referred to minimum head room in all habitable rooms. After reviewing this requirement and discussing it with representatives of the Fire Department, I have decided that this requirement is unenforceable.

I wish to thank you for your cooperation in this matter, and we will again inspect your building on or about May 15, 1988, to inspect the remaining items.

Very truly yours,

Joseph M. Nolan

orest to Makin

Assistant Buildings Engineer Designated Hearing Office.

reasonably performed in the winter time and I will not expect the

that this property has been inspected recently by David Taylor of this office and he has reported that all items contained in my order of

October 27, 1987 have been corrected with the following exceptions:

basement windows to be enlarged until May 15, 1988.

be hinged to swing in the direction of egress.

Baltimore County

494-3610

Ted Zaleski, Jr.

Towson, Maryland 21204

Mr. Robert Knoll

Dear Mr. Knoll,

2910 Berwick Avenue

Baltimore, Maryland 21234

of weather conditions.

Department of Permits & Licenses



County Board of Appeals of Baltimore County COUNTY OFFICE BUILDING

111 W. CHESAPEAKE AVENUE TOWSON, MARYLAND 21204 (301) 494x3160x 887-3180

Mr. Robert A. Knoll 2910 Berwick Avenue Baltimore, MD 21234

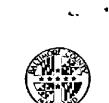
> RE: Case No. 88-342-SPH Robert A. Knoll

Dear Mr. Knoll: Enclosed is a copy of the final Opinion and Order issued this date by the County Board of Appeals in the subject

Sincerely,

Katileen C. Weidenhammer Administrative Secretary

cc: P. David Fields Pat Keller J. Robert Haines Ann M. Nastarowicz James E. Dyer Docket Clerk -Zoning Arnold Jablon, County Attorney



HEARING ROOM #218

County Board of Appeals of Baltimore County Room 200 Court House

Toinson, Maryland 21204

(301) 494-3180

August 15, 1988 NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH BOARD RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 88-342-3PH

ROBERT A. KNOLL NW/s Yorkway, 381' c/2 Leeway (2520 Yorkway) 12th Election District SPH-Nonconforming use for six apartments

3/17/88 / Approval for nonconforming use of ASSIGNED FOR: cc: Robert Knoll Office of Planning P. David Fields

6 apartments be DENIED TUESDAY, SEPTEMBER 20, 1988, at 10 a.m. Petitioner

11 17 19 J. Hoswell Office of Zoning J. Robt. Haines 90 ti 19 Ann Nastarowicz и и и

H # #I Law Office Arnold Jablon, Esq.

Jim Helfman, Esq. W. Woot. " "

9/20/88 - Following notified of hearing set for Tues. Sept. 20, 1988, at 10 a.m.:

R. A. Knoll David Fields, J. Hoswell Robt. Haines, A. Nastarowicz, J. Dyer Docket Clerk A. Jablon, N. West

9/07/88 -PP granted to Appellant/Petitioner, who will be out of town on business from 9/15 through 10/14. To be reset at next date.

9/29/88 - Above notified of hearing set for Tues. Nov. 29, 1988, at 10 a.m.

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 J. Robert Haines Zoning Commissioner

Dennis F. Rasmussen

Baltimore County Board of Appeals Old Courthouse, Room #205

Towson, Maryland 21204 RE: Petition for Special Hearing NW/S Yorkway, 381' c/1 Leeway 12th Election District, 7th Councilmanic District (2520 Yorkway) Robert A. Knoll - Petitioner

Case No. 88-342-SPH

Please be advised that an appeal of the above-referenced case was filed in this office on May 4, 1988 by Robert A. Knoll - Petitioner (Please see explanation of late filing included in appeal request). All materials relative to the case are being forwarded herewith.

Please notify all parties to the case of the date and time of the appeal hearing when it has been scheduled. If you have any questions concerning this matter, please do not hesitate to contact this office. Very truly yours,

> J. ROBERT HAINES Zoning Commissioner

Enclosures

cc: Robert A. Knoll 2910 Berwick Avenue, Balto., Md. 21234 -People's Counsel of Baltimore County Rm. 223, Old Courthouse, Towson, Md. 21204

County Board of Appeals of Paltimore County

Comson Margland 21204

(301) 494-3180

September 7, 1988

NOTICE OF POSTPONEMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH

BOARD RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED

WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE

ROBERT A. KNOLL

(2520 Yorkway)

which had been scheduled for hearing on Tuesday, September 20, 1988 has been

POSTPONED at the request of the Appellant /Petitioner who will be out of

town for business reasons on that date. The Board will reset for hearing

and will notify all involved parties at that time of the reassigned hearing

NW/s Yorkway, 381' c/l Leeway

Appellant /Petitioner

SPH -Nonconforming use -six apartments

3/17/88 -Z.C.'s Order - that Petition for

Special Hearing for nonconforming

use for six apartments is DENIED.

Kathleen C. Weidenhammer Administrative Secretary

12th Election District

UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY

COUNCIL BILL NO. 59-79.

CASE NO. 88-342-SPH

cc: Robert Knoll

P. David Fields

J. Robert Haines

James E. Dyer

Ann M. Nastarowicz

Docket Clerk -Zoning

Nancy C. West, Esquire

Arnold Jablon, County Autorney

Pat Keller

XX2ISBXX22XX2XIREH

HANNER KINGER WAR STREET, ROOM 315, County Office Puilding

CERTIFICATE OF POSTING

Date of Posting 13/14/85 Blood H. Knoll Location of property: 1/6/5 1/00/1 Way 3/1' B/ Low Way 2570 Yorker SY Location of Signs / 611. 1 July 1 Charley 1 Charley 2 Charles Confrontale of the Street

Date of return: 3/17/87

J.HOLMEN COUNTY BOARD OF APPEALS OF PALTIMOPE COLORS ROOM 200 COURT HOUSE TOWSO!, MD, 21204

TO WHOM IT MAY CONCERN :

BUE TO THE FACT MY COMPANY IN ACCOUNTS ON MENTAL HOLD OF TRAINING PROGRAM FROM SELTEMBER 15 THROUGH OUTGOING to the REQUESTING A POSTPONEMENT FOR COSE NO. 84-440-844 - 45-844. FOR TUFSDAY, SERTEMBER to. THE COURTHANT ANY EMBERGE SCHOOL BY AND SHAPE THE HELD BY

ROWERT A. ENGLY Black Fifthermay Collins

HOME TO DESCRIPTION OF STATE O

AFFIDAVIT

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the

Affiant and Afriant is competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

Base upon your personal knowledge, please answer the following questions by indicating yes or no in the space provided: 1. Can you verify by this affidavit, and/or testify in Court If necessary, that

the home located at 1550 yorkway has been occupied as a ______ apartment dwelling since ______ (two, three, etc.) Paras 1930. (year) (answer)

2. Can you also verify and testify, if necessary, that said apartments have been occupied by renters every year since Ochrat House,

. Will you realize any gain from the sale of this Property? STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

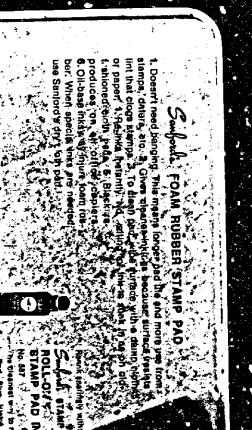
I HEREBY CERTIFY, this 25 day of Follows, 1988, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Charles () Follows, the Affiant herein, personally known or satisfactorily identified to me as such Affiant, and made oath in due form of law that the matters and facts hereinabove miliant, and made oath in due form of law that the watters and facts hereinal set forth are true and correct to the best of his/her knowledge and belief.

My Commission Expires: JJ71,1990

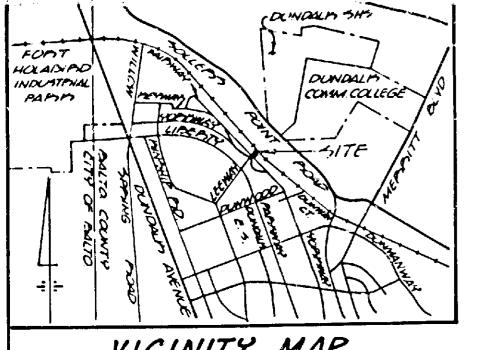
cc: Dave Taylor Yorkway file date file

correspondence

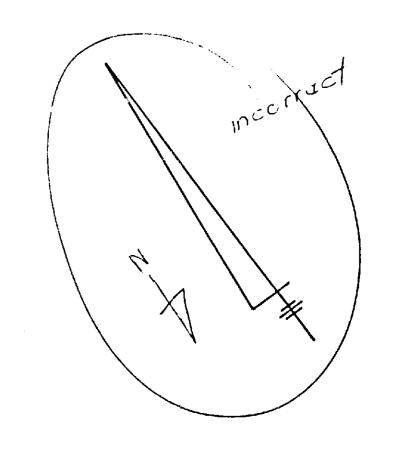
PETITIONER'S EXHIBIT 3



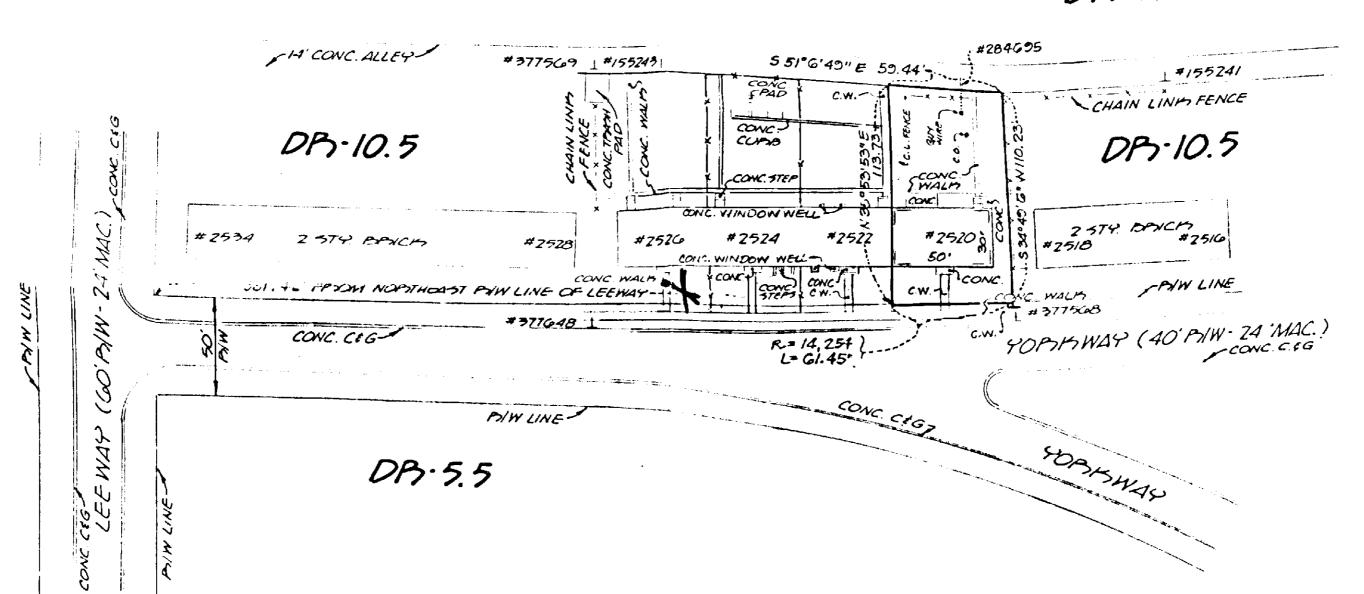
J. Holmen, Secretary



VICINITY MAP 3CALE: 1": 2000'



DP:5.5



NOTE HEIGHT OF DUILDING 13 25.0

OWNED: KOBERT A. KNOLL ELECTION DISTRICT: 12 PROPERTY IS ZONED : DRY-10.5 SUBDIVISION: "PLAT No. 4-DUNDALK" PLAT PEF: BOOK 12 FOLIO 63 NOV.16,1987 SCALE: 1"= 50" EXISTING UTILITIES IN YOPXWAY

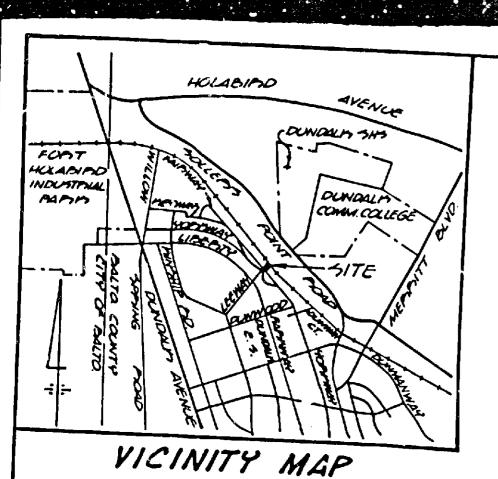
ZUNING DESCRIPTION

BEGINNING ON THE NOPSTHEAST SIDE OF YOPHSWAY (VAPIABLE WIDTH)
381.42' SOUTHEAST OF THE INTEPSECTION OF THE SOUTHEASTEPN
P)/W OF LEEWAY (GO'PS/W) AND THE NOPSTHEAST PS/W LINE OF
YOPHSWAY. BEING PSNOWN AND DESIGNATED AS # 2524, BLOCKS 9,
"PLAT NO 4- PUNDALIS" PLAT BOOKS 12 FOLIO GS.

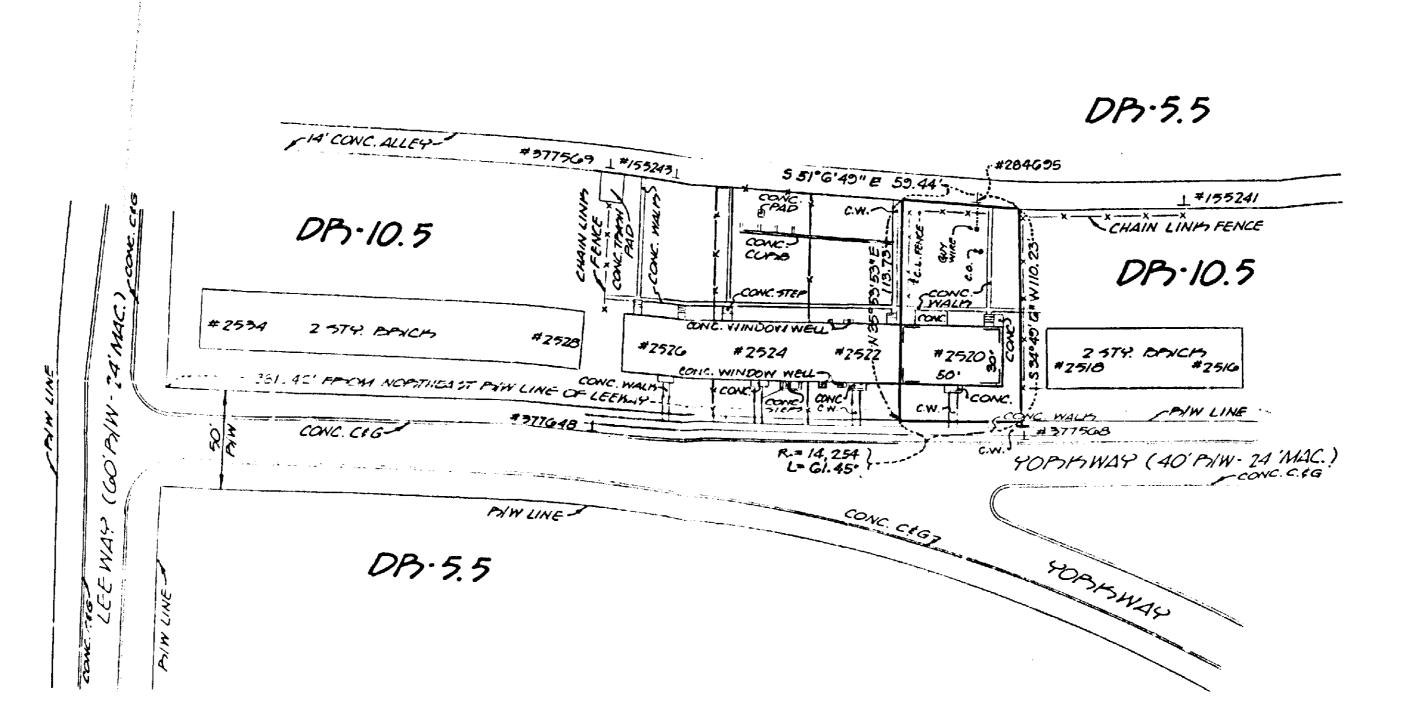
G765 SQ.FT. ± (0.155 ACRES ±) 12TH ELECTION DISTRICT BALTIMORE COUNTY, MO.

PLAT FOR SPECIAL HEARING.

NOTE: NO CHANGE IN OWNERSHIP



3CALE: 1":2000"



NOTE HEIGHT OF BUILDING 15 25.0

OWNER: ROBERT A. KNOLL ELECTION DISTRICT: 12 PROPERTY IS ZONED: DRY-10.5 SUBDIVISION: "PLAT NO 4-DUNDALK" PLAT PEF: BOOKS 12 FOLIO 63 SCALE: 1"= 50" NOV. 16,1987 EXISTING UTILITIES IN YOPXWAY

ZONING DESCRIPTION

BEGINNING ON THE NOPSTHEAST SIDE OF YOPHSWAY (VAPNABLE WIDTH) 381.42'S SOUTHEAST OF THE INTEPSECTION OF THE SOUTHEASTERN PO/W OF LEEWAY (COO'PO/W) AND THE NOPITHEAST PO/W LINE OF YOPHWAY. DEING PHOWN AND DESIGNATED AS # 2524, BLOCKS 9, "PLAT NO 4 - DUNDALIS" PLAT BOOK 12 FOLIO COS.

6765 SQ.FT. ± (0.155 ACREST) 12TH ELECTION DISTRICT BALTIMORE COUNTY, MD.



PLAT FOR SPECIAL HEARING

NOTE: NO CHANGE IN OWNERSHIP ..

Emmabl Munski